Planning & Development Services
Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500
Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

2

CUP12-00007&CVA12-00008/ Boise State University

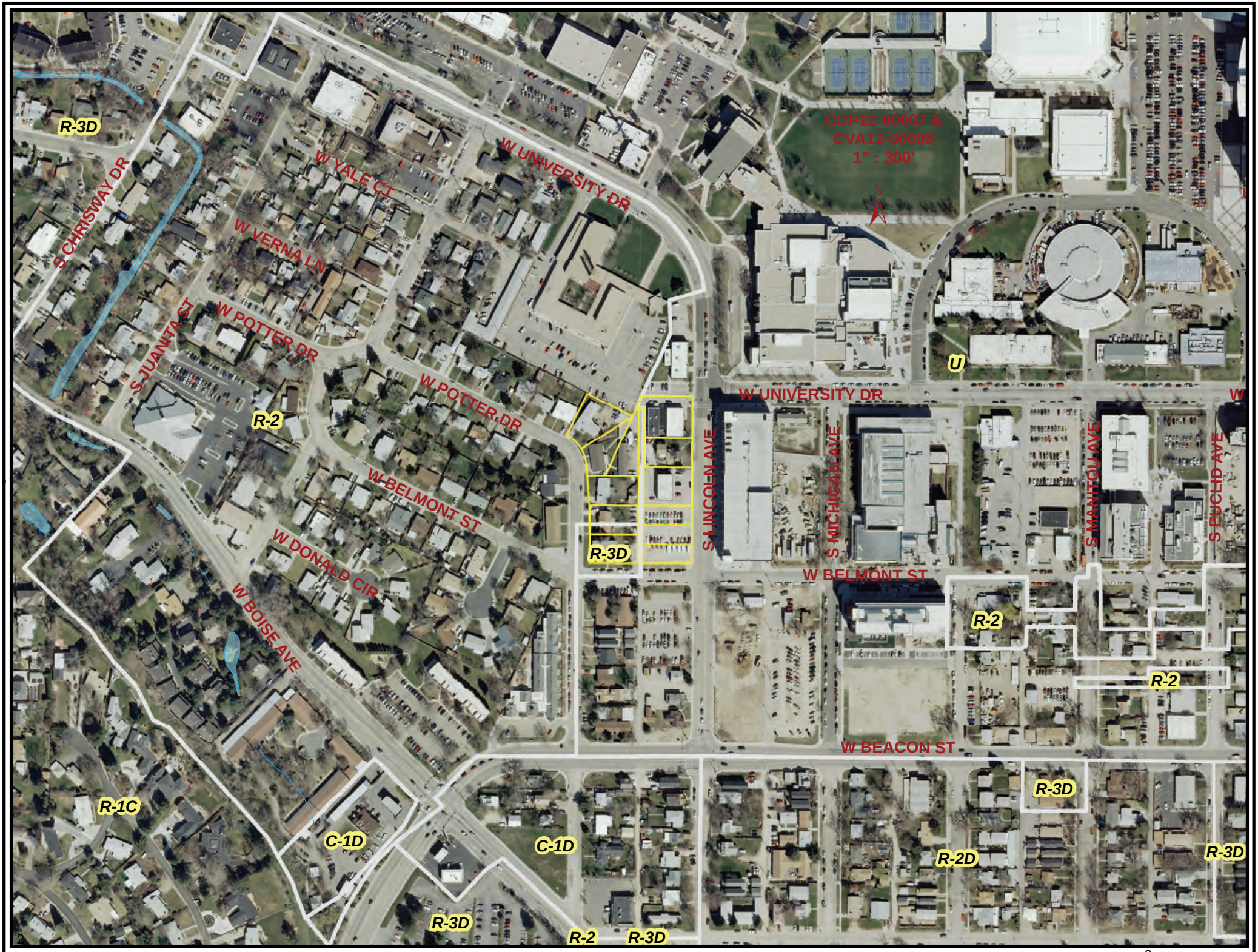
Summary
Conditional use permit for an intramural sports field with 70' tall light poles. The field is located on approximately 2.8 acres, north of Belmont Street between Oakland and Lincoln Avenue. The property is zoned U (University District), R-3D (Multi-Family Residential with Design Review), and R-2 (Combined Residential) zones. A variance for the height of the perimeter fence is included in the request.

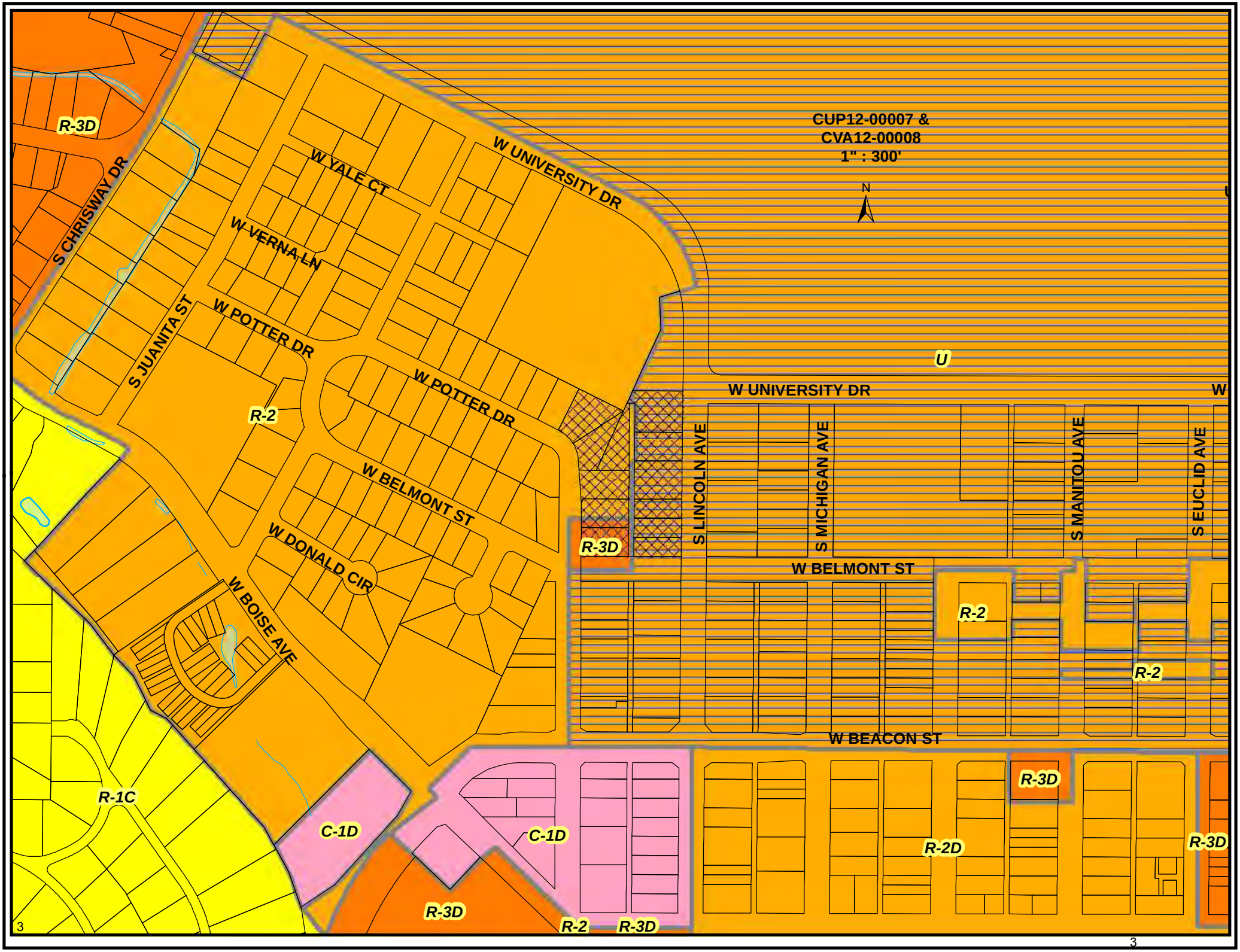
Prepared By
Joshua Johnson, Planning Analyst

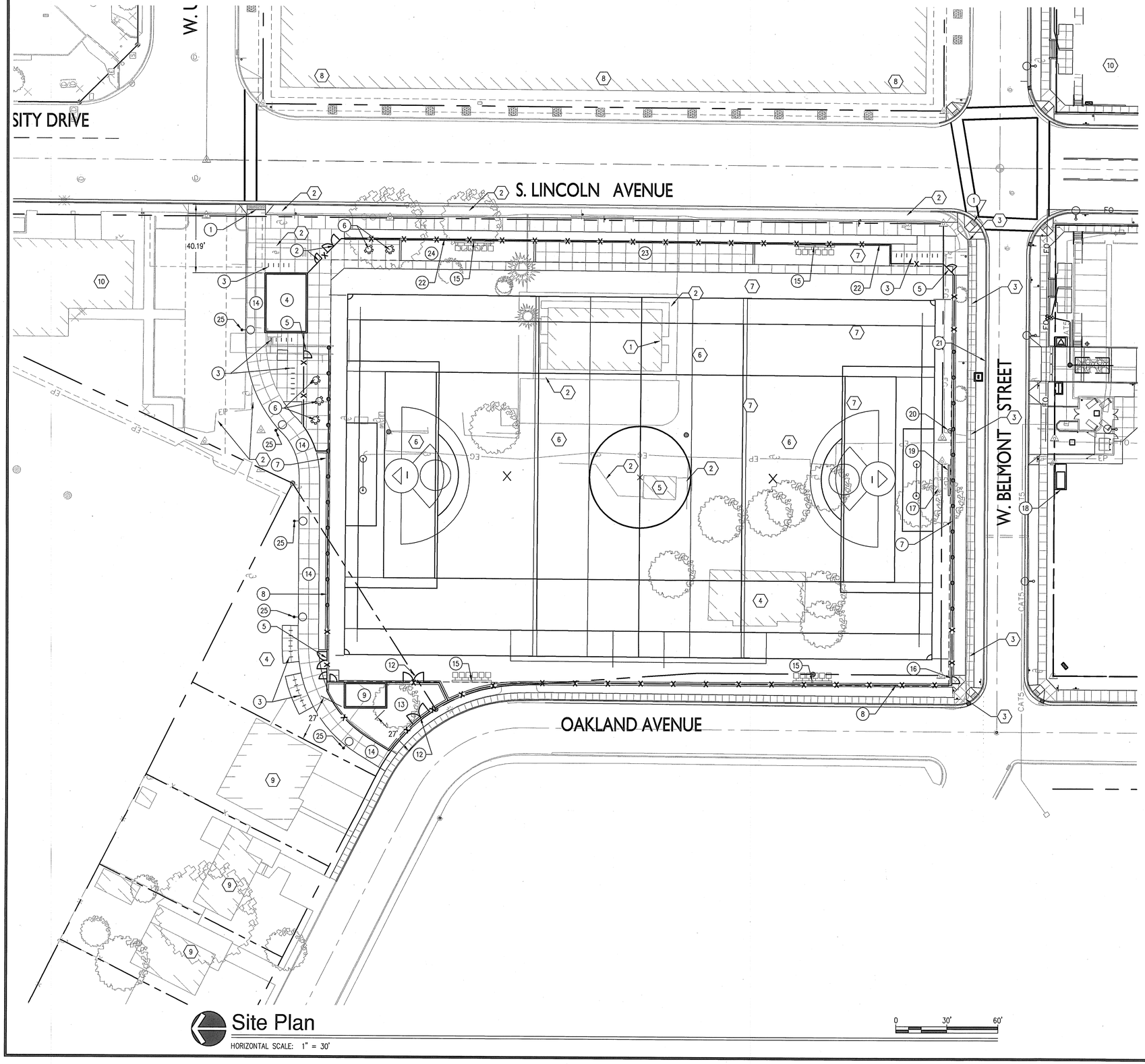
Recommendation
Staff recommends **conditional approval** of CUP12-00007 and CVA12-00008.

Reason for the Decision
Conditional Use Permit
The intramural field is compatible with the surrounding neighborhood. Conditions of approval limit the field's hours of operation from 8am to 10pm. This will insure that it operates more like a high school sports field. The project will not place an undue burden on transportation or other public facilities. The facility will primarily be used by students who are already attending the university, reducing the overall traffic impacts of the project. The project meets the setback, landscaping, and parking requirements of the zoning ordinance. The intramural field should not negatively impact the surrounding neighborhood. Since the facilities will be predominantly used by students, most of the traffic will come from the university and not travel through the residential neighborhood. The proposed use is supported by the general goals, objectives and policies of the Comprehensive Plan. By limiting hours of operation, staff feels the intramural field will provide an appropriate transition to the neighborhood. (*CE9.3*)

Variances
The granting of the variance will not be in conflict with the spirit and intent of the Comprehensive Plan and will not affect a change in zoning. The request for additional fence height will have negligible impact compared to the overall intramural use and will help to contain sports balls on site. (*IDP-N.1*) There is a hardship associated with the site in that it is surrounded on three sides by public right-of-way. A taller fence will help reduce conflicts between sports activities and traffic. The variance will not be materially detrimental to public health, safety or welfare and will not be injurious to surrounding property owners. The taller fence is appropriate considering the use of the site as an intramural field and is essential to reducing traffic conflicts.


CUP12-00007 &
CVA12-00008
1" : 300'
N
R-3D
S CHRISWAY DR
W YALE CT
W UNIVERSITY DR
W VERNA LN
S JUANITA ST
W POTTER DR
W POTTER DR
R-2
W BELMONT ST
W DONALD CIR
W BOISE AVE
R-3D
S LINCOLN AVE
S MICHIGAN AVE
S MANITOU AVE
S EUCLID AVE
U
W UNIVERSITY DR
W BELMONT ST
R-2
R-2
W BEACON ST
R-3D
R-3D
R-2D
R-1C
C-1D
C-1D
R-3D
R-2
R-3D


CUP12-00007 &
CVA12-00008
1" : 300'
N
R-3D
S CHRISWAY DR
W YALE CT
W UNIVERSITY DR
W VERNA LN
S JUANITA ST
W POTTER DR
W POTTER DR
R-2
U
W UNIVERSITY DR
S LINCOLN AVE
S MICHIGAN AVE
S MANITOU AVE
S EUCLID AVE
W BELMONT ST
R-3D
W DONALD CIR
W BELMONT ST
R-2
R-2
W BOISE AVE
W BEACON ST
R-1C
C-1D
C-1D
R-3D
R-2D
R-3D
R-3D
R-2
R-3D
3
3



Site Plan

HORIZONTAL SCALE: 1" = 30'

Site Notes:

SIZE OF PARCEL:	2.8 ACRES (122,000 SQ. FT.)
DRAINAGE FEATURES:	PROPOSED ON–SITE SEEPAGE BED
HILLSIDE DEVELOPMENTS:	N/A
FIRE DEPARTMENT ACCESS:	N/A

Existing Site Keynotes

(#) CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.

1. EXISTING FACULTY OFFICE – LINCOLN HALL – DEMO
2. EXISTING CONCRETE WALKWAY – DEMO
3. EXISTING CONCRETE CURB – DEMO
4. EXISTING RESIDENCE – DEMO
5. EXISTING BUILDING – DEMO
6. EXISTING GRAVEL ACCESS ROAD – DEMO
7. EXISTING CONCRETE WHEEL STOPS – DEMO
8. EXISTING PARKING GARAGE – TO REMAIN
9. EXISTING RESIDENCE – TO REMAIN
10. EXISTING BUILDING – TO REMAIN

New Site Keynotes

(#) CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.

1. ADA RAMP AT EXISTING CROSSING.
2. MAIN ENTRY GATES
3. BIKE RACK, TYP.
4. 26'x35' RESTROOM BUILDING
5. SECONDARY ENTRY GATE
6. ROUND TABLE WITH SEATS, TYP.
7. 12' HEIGHT NETTING ABOVE 8' CHAIN LINK FENCING (150' WIDTH)
8. 8' BLACK VINYL CHAIN LINK FENCE, TYP.
9. 15'x25' MAINTENANCE AND STORAGE BUILDING
10. 6'x6' CONCRETE STOOP
11. 4' MAINTENANCE GATE
12. 12' MAINTENANCE GATE
13. MAINTENANCE AND STORAGE YARD
14. 12' PEDESTRIAN PATHWAY
15. FIELD LIGHT, TYP.
16. EMERGENCY EXIT GATE
17. EXISTING IDPC SWITCH LOCATION
18. ALTERNATE IDPC SWITCH LOCATION
19. SCORE BOARD
20. FLAG POLE
21. ALTERNATE CURB LOCATION
22. 4' BLACK VINYL CHAIN LINK FENCE WITH 4' RETAINING WALL AT SEATING AREAS
23. BLEACHER SEATING
24. INFORMAL BERM SEATING AREA
25. PATHWAY LIGHTING:
    POLE MOUNTED SITE FIXTURE, 14' HEIGHT, TO MATCH EXISTING LIGHTING ON CAMPUS.

Revisions

Project Name:

Boise State University
Intramural Recreation Field
1031 S Lincoln Ave
Boise
Idaho

Sheet Title:

Site Plan

THE LAND GROUP
INCORPORATED

462 East Shore Drive, Suite 100
Eagle, Idaho 83616
Ph. 208.939.4041 Fax.208.939.4445
www.thelandgroupinc.com

MATTHEW T. ADAMS
LA-16589

1.31.12

Project No.:	111115
Date of Issuance:	01.31.12
Designed by:	Staff
Checked by:	MTA

Sheet No.:

C1.00

File Location: g:\2011\111115\cad\111115 cu c1.00 site plan.dwg
Last Plotted By: jlf glancey
Date Plotted: Monday, January 30 2012 at 02:19 PM

Boise State University
Recreation Field
Schematic Site Plan

0 20' 40'

Scale: 1" = 20'-0"
PN: 111115
JANUARY 25, 2012

THE LAND GROUP, INC.
• Landscape Architecture
• Civil Engineering
• Site Planning
• Golf Course Irrigation & Engineering
• Graphic Communication
• Land Surveying
462 East Shore Drive, Suite 100 ▪ Eagle, Idaho 83616
Phone 208.939.4041 ▪ Fax 208.939.4445 ▪ www.thelandgroupinc.com

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North

Boise State Univeristy
Recreation Field
Context Map

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• Landscape Architecture
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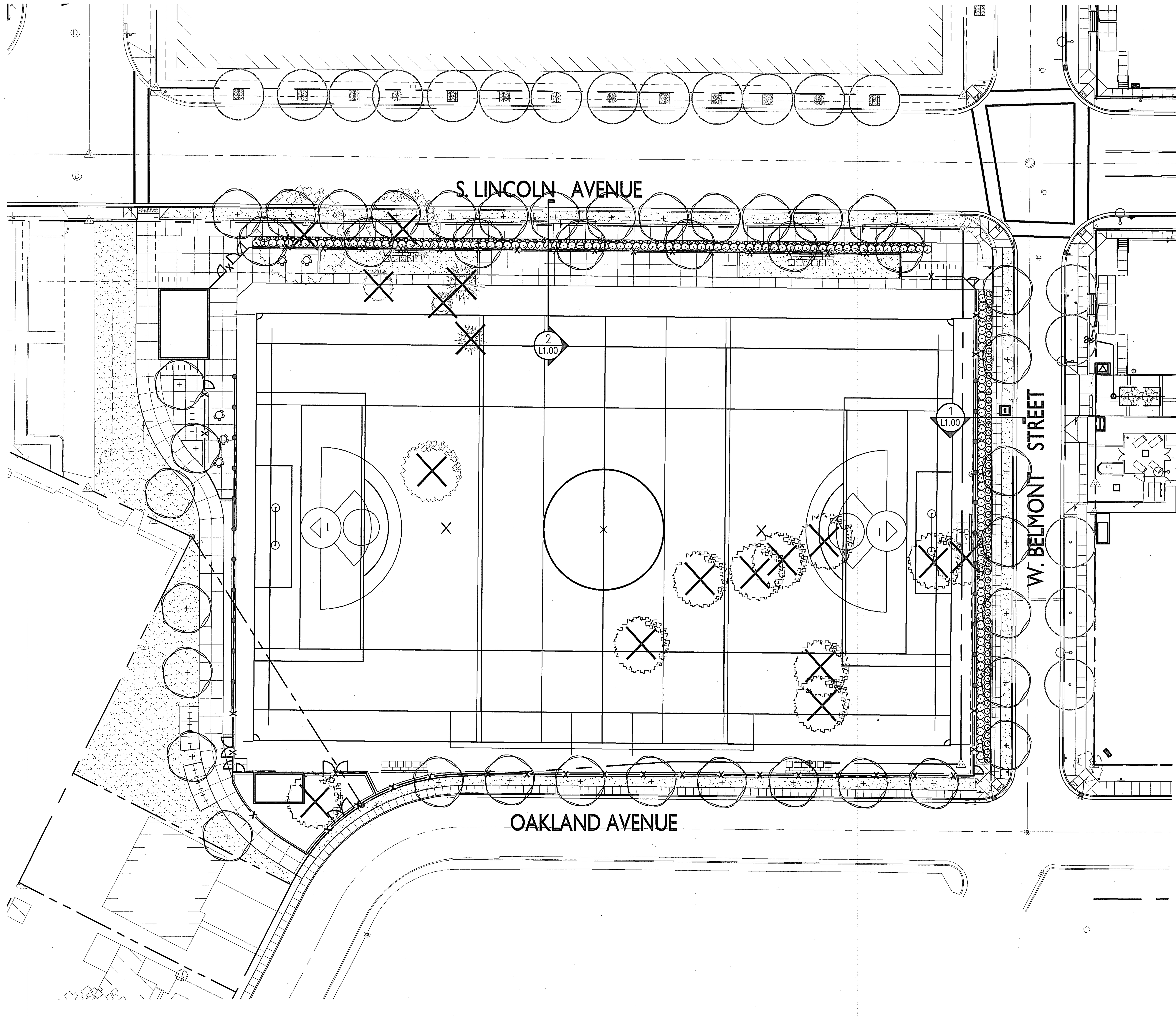
462 East Shore Drive, Suite 100 • Eagle, Idaho 83616
Phone: 208.939.4041 • Fax 208.939.4445 • www.thelandgroupinc.com

PN: 111115
JANUARY 25, 2012

6



Landscape Plan

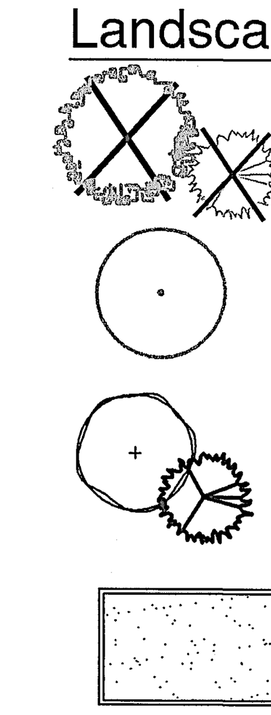
HORIZONTAL SCALE: 1"=30'

0 30' 60'

Plant Schedule

Key	Botanical Name	Common Name	Size	Mature Size
Deciduous Shade Trees				
	Acer x freemannii 'Autumn Blaze'	Autumn Blaze Maple	2½" Cal. B&B	40' T x 32' W
	Acer platanoides 'Deborah'	Deborah Maple	2½" Cal. B&B	40' T x 28' W
	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2½" Cal. B&B	40' T x 36' W
	Liriodendron tulipifera	Tulip Tree	2½" Cal. B&B	64' T x 32' W
	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	2½" Cal. B&B	56' T x 40' W
Shrubs/Perennials/Ornamental Grasses				
	Calamagrostis x acutifolia 'Karl Foerster'	Forester's Feather Reed Grass	#1	4' T x 2' W
	Coreopsis verticilllata 'Moonbeam'	Threadleaf Moonbeam Coreopsis	#1	1.5' T x 2' W
	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#1	2' T x 2' W
	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	#5	1' T x 8' W
	Juniperus chinensis 'Monlep'	Mint Julep Juniper	#5	5' T x 7' W
	Mahonia repens	Creeping Mahonia	#2	2' T x 3' W
	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#5	3' T x 2' W
	Salvia nemorosa	Meadow Sage	#1	1.5' T x 2' W

Landscape Plan Legend



EXISTING PLANTS TO BE REMOVED

EXISTING TREES TO REMAIN

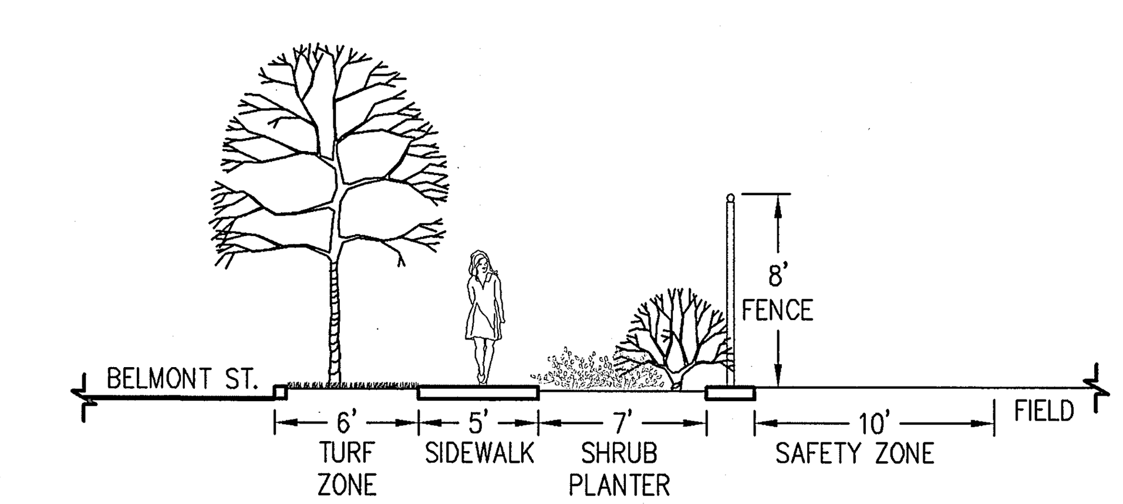
PLANTS TO BE INSTALLED

TURF SOD AS SPECIFIED

Method of Irrigation Notes:

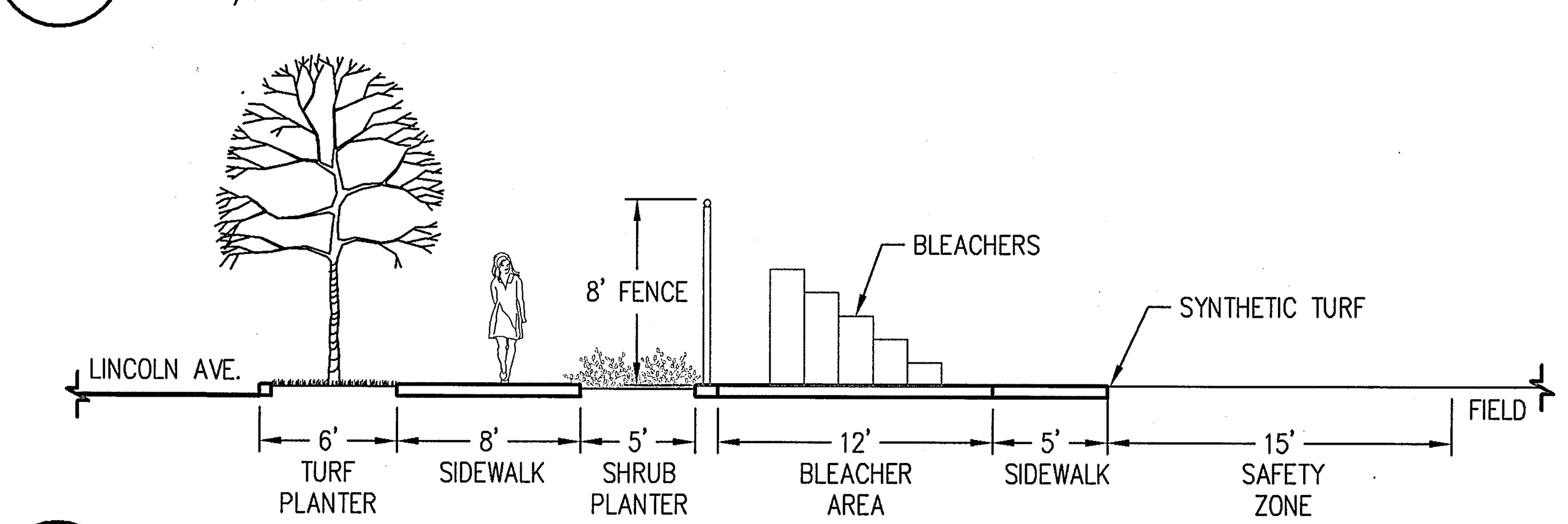
1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
2. PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
3. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 6" AT LAWN AREAS AND 12" AT PLANTER BEDS.
4. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEMS OR POP-UP SPRAY SYSTEMS. ANNUALS, PERENNIALS GROUND COVERS OR SHRUB MASSINGS SHALL HAVE A POP-UP SPRAY SYSTEM.
5. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
   - PRECISE INDIVIDUAL STATION TIMING
   - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
   - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
   - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
   - POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.

19. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
20. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
21. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS SIDEWALK, DRIVEWAYS, AND PARKING AREA.
22. PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.
23. CONTRACTOR SHALL ADJUST TREE PLACEMENT IN THE FIELD TO PREVENT CONFLICTS WITH SITE UTILITIES AND SPRINKLER COVERAGE. NOTIFY LANDSCAPE ARCHITECT IF ANY MAJOR ADJUSTMENTS ARE REQUIRED.



1 Belmont Street Cross Section

Scale: 1/8" = 1'-0"



2 Lincoln Avenue Cross Section

Scale: 1/8" = 1'-0"

Revisions

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Project Name:

Boise State University
Intramural Recreation Field
1031 S Lincoln Ave
Boise Idaho

Sheet Title:

Landscape Plan

THE LAND GROUP
INCORPORATED

462 East Shore Drive, Suite 100
Eagle, Idaho 83616
Ph. 208.939.4041 Fax.208.939.4445
www.thelandgroupinc.com

STATE OF IDAHO
MATTHEW T. ADAMS
LA-16589
LICENSED LANDSCAPE ARCHITECT
1.31.12

Project No.:	111115
Date of Issuance:	01.31.12
Designed by:	Staff
Checked by:	MTA

Sheet No.: L1.00

Color Photos Location Key
Belmont St
Oakland Ave
1700
Belmont St
Belmont St
1002
Lincoln Ave
1100
Belmont St
01
02
03
04
05
06
07
08
09
10
11
12
13
14
15
16
17
18
19
20
21

8

Existing Site Photos

Photo 01: Lincoln Ave. & Belmont St. Intersection – Looking North

Photo 02: Lincoln Ave. & Belmont St. Intersection – Looking North West

9

Photo 03: Lincoln Ave. & Belmont St. Intersection – Looking West


Photo 04: Belmont St. Mid-Block – Looking North

10

Photo 05: Belmont St. & Oakland Ave. Intersection – Looking East

Photo 06: Belmont St. & Oakland Ave. Intersection – Looking North East

11

Photo 07: Belmont St. & Oakland Ave. Intersection – Looking North

Photo 08: Oakland Ave. & Potter Dr. Intersection – Looking South

12

Photo 09: Oakland Ave. & Potter Dr. Intersection – Looking North East

Photo 10: North Edge of Site – Looking South

13

Photo 11: North Edge of Site – Looking South West

Photo 12: North Edge of Site – Looking South East

14

Photo 13: Lincoln Ave. & University Dr. Intersection – Looking South


Photo 14: Lincoln Ave. & University Dr. Intersection – Looking South West

15

Photo 15: Lincoln Ave. & University Dr. Intersection – Looking West

Photo 16: Lincoln Ave. Mid-Block – Looking South West

16

Photo 17: Lincoln Ave. Mid-Block – Looking South

Photo 18: Lincoln Ave. Mid-Block – Looking North

17

Photo 19: Lincoln Ave. Parking Garage Roof – Looking West

Photo 20: Lincoln Ave. Parking Garage Roof – Looking West

18

Photo 21: Lincoln Ave. Parking Garage Roof – Looking North West

19

THE LAND GROUP, INC.

January 31, 2012

Planning and Zoning Commission
Boise City
150 North Capital Blvd.
Boise, Idaho 83701

RE: Boise State University: Conditional Use Application – Detailed Letter of Explanation

Dear Planning and Zoning Commission:

The attached application and associated documents represent a request for Conditional Use approval of a new Boise State University intramural recreation field for use by university students. The project has been designed to complement the University's current facilities and accommodate an increased participation in intramural and club sports.

The recreation field will be fully fenced with an 8' black vinyl chain link fencing surrounded by landscape enhancements of lawn, trees and shrubs. Pedestrian improvements including a 12' concrete pathway on the north, an 8' concrete sidewalk adjacent to Lincoln Ave and a 5' concrete sidewalk adjacent to Belmont Street. Pathway and street lighting will be provided at each of these locations. 16' high fencing will be located behind each goal area to assist in containing game balls. Major entrance gates will be provided at the north east and northwest corners of the field, while minor entrance/exit gates will be provided at the south east and south west corners of the field. The recreation field will be constructed of green synthetic turf with gravel sub-base for drainage. There will be spectator area on the east edge near Lincoln Ave. and team area on the west edge of the field near Oakland Ave. Aluminum bleachers will be located in the spectator area and will be designed to seat approximately 500 people. The field will be marked for men's and women's soccer, flag football and lacrosse as well as rugby. Movable goals will be utilized for all sports activities.

A restroom building is planned for the north east corner and a storage building is planned for the northwest corner of the site. All proposed structures will be constructed as part of a future phase at an undetermined date. The buildings are to be compatible with the surrounding architecture in form and materials and will be designed appropriately for the planned use. Once the building phase occurs the structures will be permitted through the State Department of Building Safety.

Field sports lighting is planned for this facility consisting of four (4) 70' tall galvanized steel poles with technologically advanced fixture heads reducing light spill. Controls and panels would be located at the north end of the field. See attached preliminary cut sheets and illumination exhibits for your reference.

Based on the information presented in this application we ask that the Commission move forward in granting the necessary approvals for this project. Thank you,

Matthew T. Adams
The Land Group, Inc.

A Brief Description of the Yearly Projected Facility Use of the New Recreation Field

January

The field is expected to receive little use especially during the first half of the month. Once classes are back in session about mid-month, we can anticipate several club sports to practice weather permitted Sunday through Friday between the hours of 5pm and 8pm. There are not any intramural sports during the month of January.

February

Field use would likely increase by club sports for practices. Additionally, later in the month, several of our club sports such as men's lacrosse will have a game or two on a Friday or Saturday. We still do not anticipate practices will go any later then 8pm. However, a game on a Friday or Saturday may go until 9pm. There are not any intramural sports that require use of the field during the month of February.

March

During the month of March, our Men's Rugby, Men's and Women's Lacrosse and Men's and Women's Soccer clubs are now in full swing practicing 3 and 4 times each per week. Additionally, our outdoor intramural sports start about mid-month. Therefore, this is one of two periods per year that we anticipate a full schedule and our highest activity level. With Intramural sports starting Sunday through Thursday, this pushes our club sports to practice later during those same days. We anticipate that practices will go on until midnight. It is also likely that there will be a club sport competition most Fridays and Saturdays. However, we can guarantee that these events will not go past 10pm. Daylight savings occurs the 2nd Saturday of March extending our natural day light from 6:30pm to 7:30pm.

April

The activity level for the month of April is a continuation of March. For the month, the average sun set is 8:30pm.

May

During that very first week of May, intramural and club sports come to an end. Activity on the field is drastically reduced for the entire month.

June

Only day time sport camp type activity is expected during June. However, there is a potential for venue rentals in the evenings that could go until 11pm. For the month, the average sun set is 9:30pm.

July

Only day time sport camp type activities such as our lacrosse camps are expected during this month. However, there is a potential for venue rentals in the evenings that could go until 11pm. For the month, the average sun set is 9:30pm.

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August

Only day time sport camp type activity is expected during August. There is a potential for venue rentals in the evenings, but all activity would end by 10pm. Some club sports are likely to start practicing during the latter half of the month between the hours of 5 and 8pm. There are not any intramural sports during the month of August. For the month, the average sun set is 9pm.

September

Use for club sports will increase throughout the month of September. Additionally, several of our club sports such as Men's and Women's Soccer clubs will begin to have games on Friday evening or Saturday. However, a game on a Friday or Saturday will go no later than 10pm. About mid-month, intramural sports start and club sports will begin to practice until midnight. This time marks the beginning of our second busiest time of the year. For the month, the average sun set is 7:45pm

October

The activity level for the month of October is a continuation of the 2nd half of September. For the month, the average sun set is 7pm.

November

During the first week of November, outdoor intramural sports come to an end. Club sport practices and competitions are significantly reduced by mid-month and come to an end the week prior to Thanksgiving break. Day light savings occurs the 2nd Saturday of November reducing our day light from 6:30pm to 5:30pm.

December

Only the first few weeks of December are likely to receive minimal activity. There are no reasons to have any activity past 8pm

22

Sample schedule of a week during our busiest time (September/October and March/April)

Monday

8am to 4pm

Low use with the potential for a Kinesiology activity class or open recreational use

4pm to 8pm

Intramural flag football games

8pm to 10pm

Men and Women's Soccer clubs share field for practice

10pm to 12am

Men and Women's Lacrosse clubs share field for practice

Tuesday

8am to 4pm

Low use with the potential for a Kinesiology activity class or open recreational use

4pm to 8pm

Intramural flag football games

8pm to 10pm

Men's Rugby club practice

10pm to 12ampm

Men's Lacrosse club practice

Wednesday

8am to 4pm

Low use with the potential for a Kinesiology activity class or open recreational use

4pm to 8pm

Intramural flag football games

8pm to 10pm

Men and Women's Soccer clubs share field for practice

10pm to 12am

Men and Women's Lacrosse club share field for practice

Thursday

8am to 4pm

Low use with the potential for a Kinesiology activity class or open recreational use

4pm to 8pm

Intramural flag football games

8pm to 10pm

Men's Rugby club practice

10pm to 12am

Men's Lacrosse club practice

23

Friday

8am to 4pm

Low use with the potential for a Kinesiology activity class or open recreational use

4pm to 7pm

Intramural flag football games

7pm to 10pm

Men's Soccer club game

Saturday

10am to 1pm

Women's Soccer club game

1pm to 4pm

Men's Rugby club game

Sunday

11am to 2pm

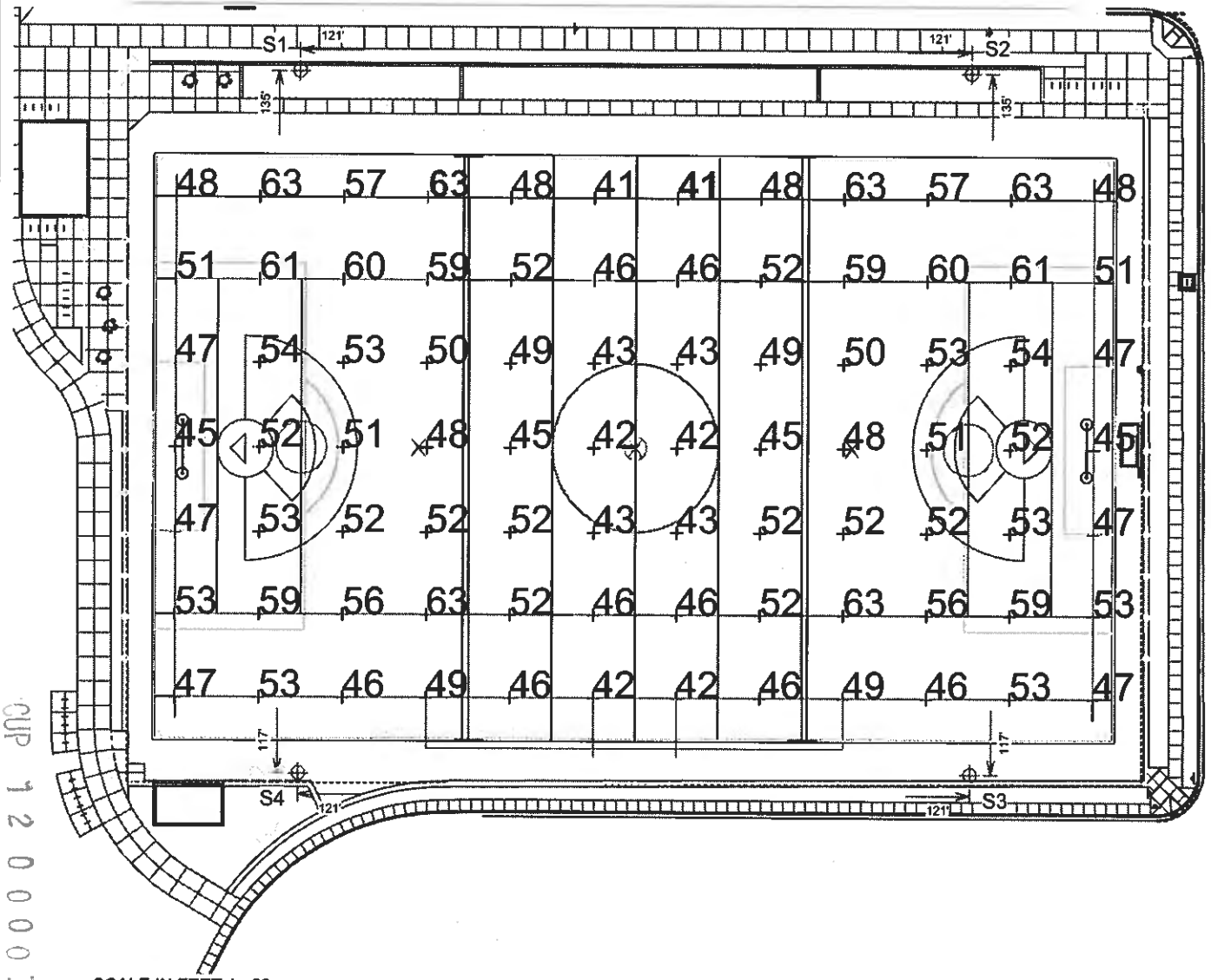
Men's Lacrosse club game

2pm to 9pm

Intramural flag football games

24

EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	S1-S4	70'	-	70'	1500W MZ	11	11	0
4	← TOTALS →					44	44	0



SCALE IN FEET 1 : 60

0' 60' 120'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

GREEN GENERATION LIGHTING™

GUARANTEED PERFORMANCE

ILLUMINATION SUMMARY

Intermural Field

Boise State University Intermural
Boise,ID

Intermural Field
- Size: 345' x 210'
- Grid Spacing = 30.0' x 30.0'
- Values given at 3.0' above grade

· Luminaire Type:	Green Generation
· Rated Lamp Life:	5,000 hours
· Avg Lumens/Lamp:	134,000

CONSTANT ILLUMINATION
HORIZONTAL FOOTCANDLES

	Entire Grid
No. of Target Points:	84
Average:	50.9
Maximum:	63
Minimum:	41
Avg/Min:	1.23
Max/Min:	[illegible]
UG (Adjacent Pts):	[illegible]
CV:	[illegible]
Average Lamp Tilt Factor:	
Number of Luminaires:	
Avg KW over 5,000:	68
Max KW:	7

RECEIVED
JAN 31 2012
DEVELOPMENT SERVICES

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

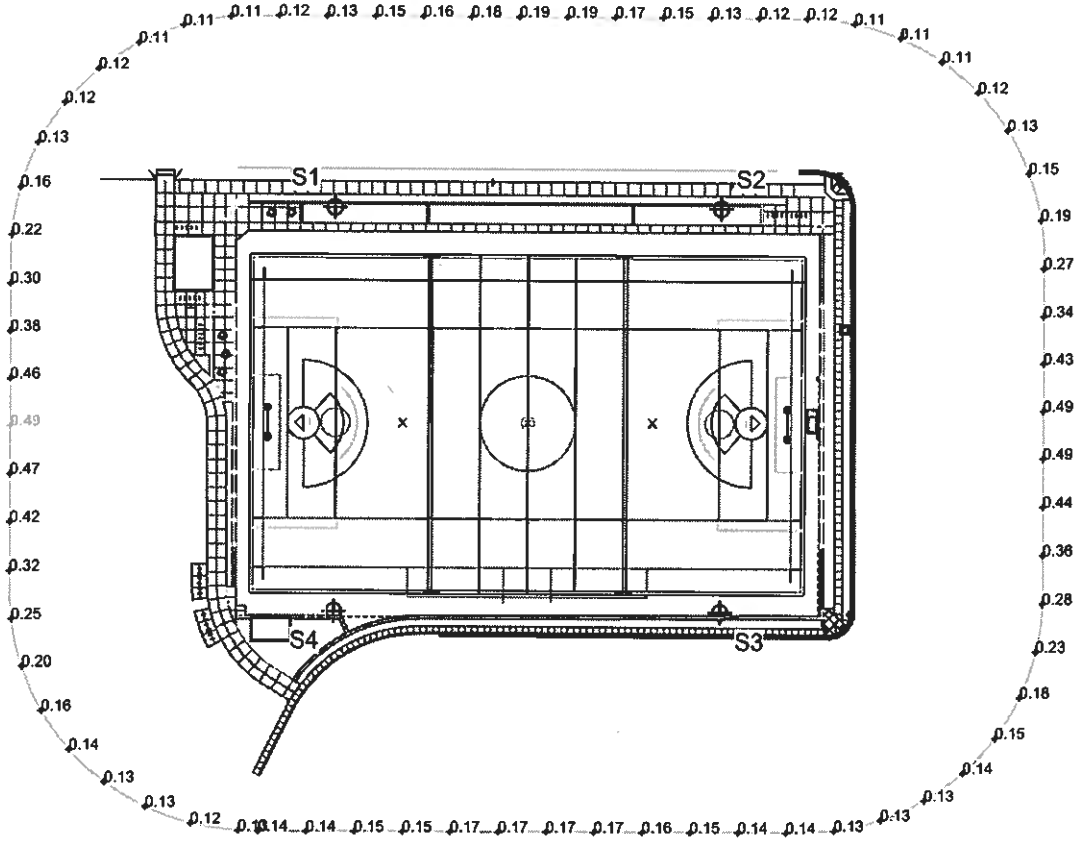
Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

By: Eric Svenby

File #: 156939 Date: 11-Jan-12

CUP 120007

EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	S1-S4	70'	-	70'	1500W MZ	11	11	0
4	← TOTALS →					44	44	0



QUP 12 00002

SCALE IN FEET 1 : 120

0' 120' 240'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

MUSCO GREEN GENERATION LIGHTING™

GUARANTEED PERFORMANCE

ILLUMINATION SUMMARY

Intermural Field
Boise State University Intermural
Boise,ID

150' Spill
- Grid Spacing = 30.0'
- Values given at 3.0' above grade

· Luminaire Type:	Green Generation
· Rated Lamp Life:	5,000 hours
· Avg Lumens/Lamp:	134,000

CONSTANT ILLUMINATION HORIZONTAL FOOTCANDLES

	Entire Grid
No. of Target Points:	69
Average:	0.202
Maximum:	0.49
Minimum:	0.11

Average Lamp Tilt Factor:	1.000
Number of Luminaires:	44
Avg KW over 5,000:	68.82
Max KW:	74.8

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

By: Eric Svenby

File #: 156939 Date: 11-Jan-12

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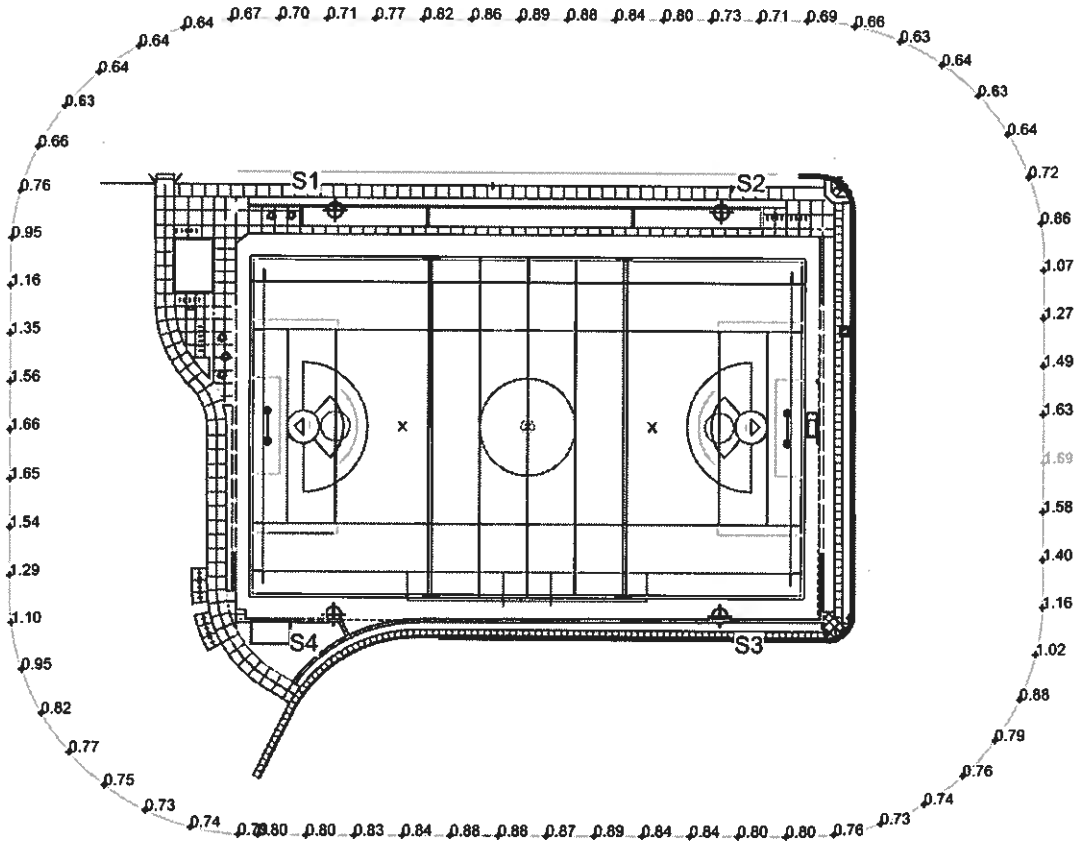
EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	S1-S4	70'	-	70'	1500W MZ	11	11	0
4	← TOTALS →					44	44	0



CUP 120007

SCALE IN FEET 1 : 120

0' 120' 240'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

MUSCO GREEN GENERATION LIGHTING™

GUARANTEED PERFORMANCE

ILLUMINATION SUMMARY

Intermural Field
Boise State University Intermural
Boise,ID

150' Spill
· Grid Spacing = 30.0'
· Values given at 3.0' above grade

· Luminaire Type:	Green Generation
· Rated Lamp Life:	5,000 hours
· Avg Lumens/Lamp:	134,000

CONSTANT ILLUMINATION
MAX VERTICAL FOOTCANDLES

	Entire Grid
No. of Target Points:	69
Average:	0.922
Maximum:	1.69
Minimum:	0.63

Average Lamp Tilt Factor:	1.000
Number of Luminaires:	44
Avg KW over 5,000:	68.82
Max KW:	74.8

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

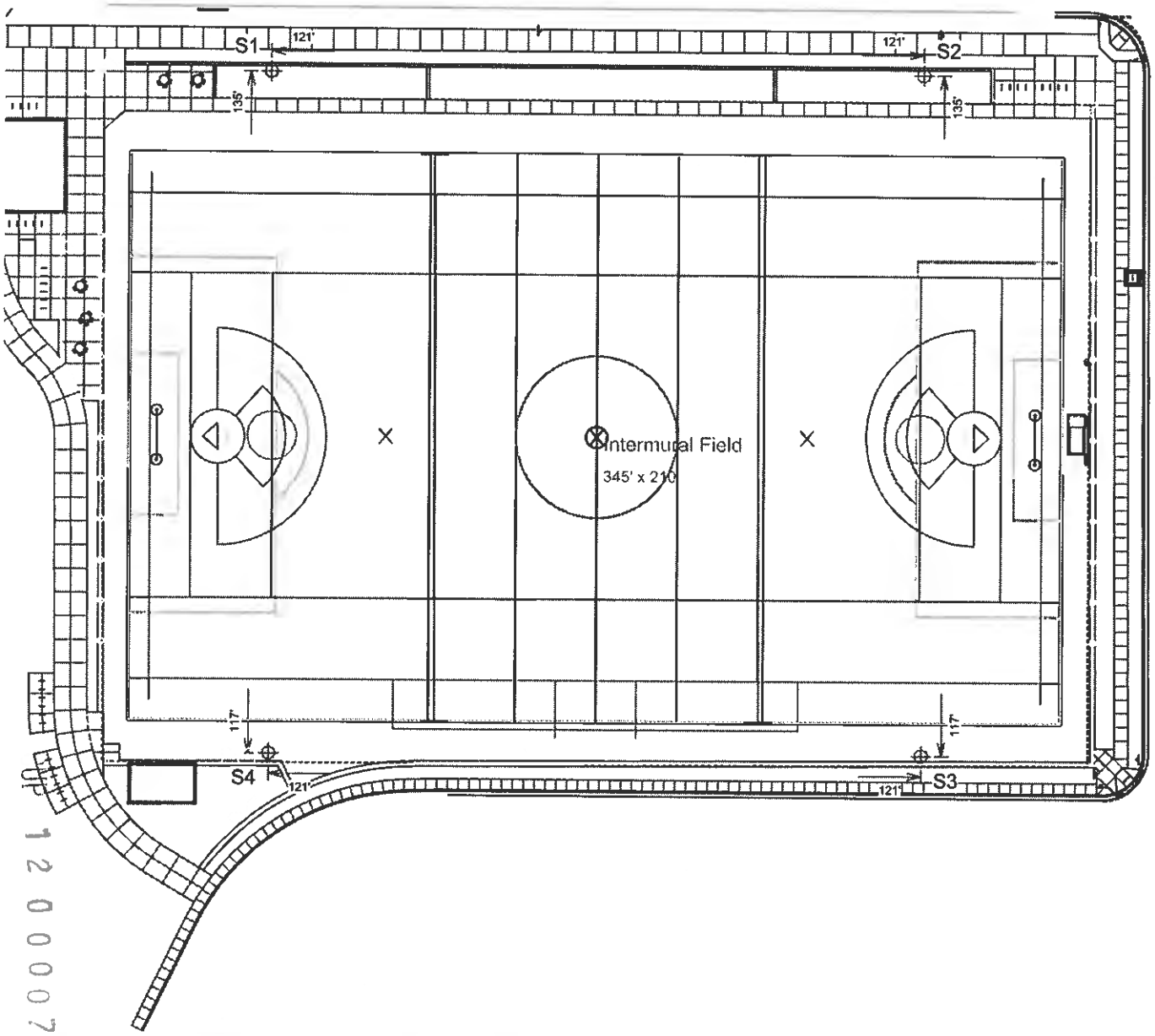
Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

By: Eric Svenby

File #: 156939 Date: 11-Jan-12

27



SCALE IN FEET 1 : 60

0' 60' 120'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

GREEN GENERATION LIGHTING™

GUARANTEED PERFORMANCE

EQUIPMENT LAYOUT

Boise State University Intermural

Boise,ID

INCLUDES:

- Intermural Field

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

	Pole			Luminaires		
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE
4	S1-S4	70'	-	70'	1500W MZ	11
4	← TOTALS →					44

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
1500 watt MZ	8.6	7.7	7.5	6.5	5.1	-	3.7

By: Eric Svenby

File #: 156939 Date: 11-Jan-12

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Control System Summary

Project Specific Notes:

Project Information

Project #:	156939
Project Name:	Boise State University Intermural
Date:	01/11/12
Project Engineer:	Eric Svenby
Sales Representative:	Jason C Schillig
Control System Type:	Control and Monitoring
Communication Type:	Digital Cellular
Scan:	156939
Distribution Panel Location or ID:	
Total # of Distribution Panel Locations for Project:	1
Design Voltage/Hertz/Phase:	480/60/3
Control Voltage:	120

Equipment Listing

DESCRIPTION	APPROXIMATE SIZE
1.Control and Monitoring Cabinet	24 X 48

	QTY	SIZE
Total Contactors	4	30 AMP
Total Off/On/Auto Switches:	1	

Materials Checklist

Contractor/Customer Supplied:

- ❑ A single control circuit must be supplied per distribution panel location.
  - —If the control voltage is NOT available, a control transformer is required.
- ❑ Electrical distribution panel to provide overcurrent protection for lighting circuits
  - —Thermal/Magnetic circuit breaker sized per full load amps on Circuit Summary by Zone chart
- ❑ Wiring:
  - —Dedicated control power circuit
  - —Power circuit to and from lighting contactors
  - —Monitoring circuit from surge protection device to Control and Monitoring cabinet 1
  - —Harnesses for cabinets at remote locations
  - —Means of grounding, including lightning ground protection
- ❑ Electrical conduit wireway system
  - —Entrance hubs rated NEMA 4: must be die-cast zinc, PVC, or copper-free die-cast aluminum
- ❑ Mounting hardware for cabinets
- ❑ Control circuit lock-on device to prevent unauthorized power interruption to control power
- ❑ Anti-corrosion compound to apply to ends of wire, if necessary

Call Control-Link Central™ *operations center at 877/347-3319 to schedule activation of the control system upon completion of the installation. Note: Activation may take up to 1 1/2 hours*

IMPORTANT NOTES

1. Please confirm that the design voltage listed above is accurate for this facility. Design voltage/phase is defined as the voltage/phase being connected and utilized at each lighting pole's ballast enclosure disconnect. Inaccurate design voltage/phase can result in additional costs and delays. Contact your Musco sales representative to confirm this item.
2. In a 3 phase design, all 3 phases are to be run to each pole. When a 3 phase design is used Musco's single phase luminaries come pre-wired to utilize all 3 phases across the entire facility.
3. One contactor is required for each pole. When a pole has multiple circuits, one contactor is required for each circuit. All contactors are UL 100% rated for the published continuous load. All contactors are 3 pole.
4. If the lighting system will be fed from more than one distribution location, additional equipment may be required. Contact your Musco sales representative.
5. A single control circuit must be supplied per control system.
6. Size overcurrent devices using the full load amps column of the Circuit Summary By Zone chart- Minimum power factor of 0.9.

NOTE: *Refer to Installation Instructions for more details on equipment information and the installation requirements*

CUP 1 2 0 0 0 7

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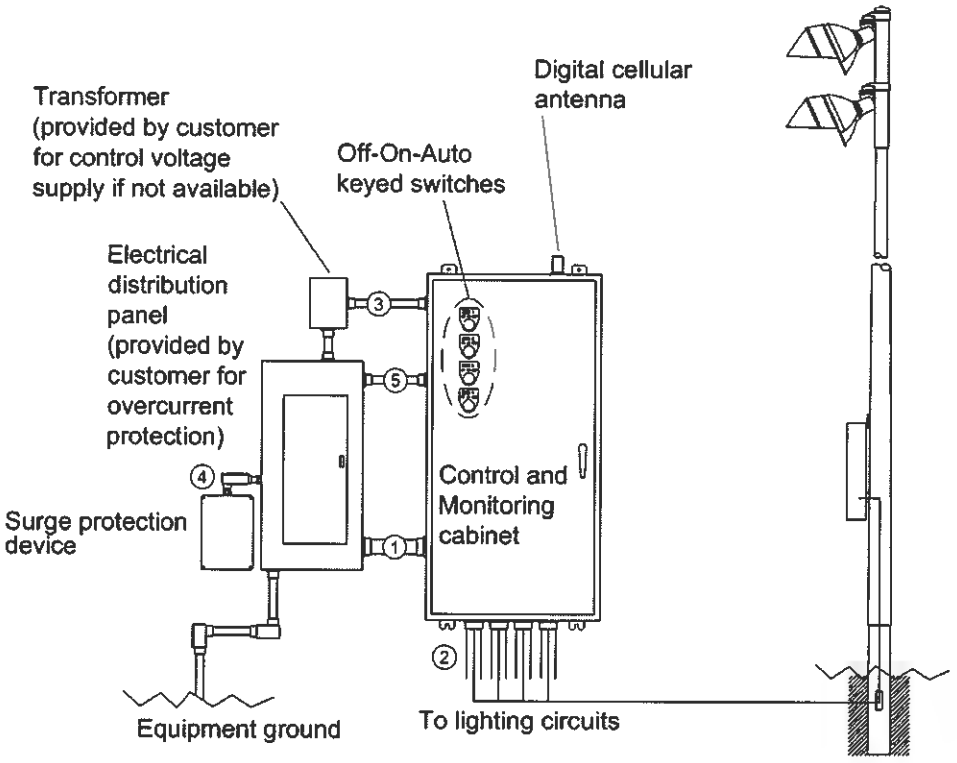
Form: T-5030-1

Control•Link.
Control and Monitoring System - Digital Cellular



WIRE	DESCRIPTION	# OF WIRES	TYP. WIRE SIZE (AWG)	MAX. WIRE LENGTH (FT)	WIRE FROM MUSCO	NOTES
1	LINE POWER & GROUND TO CONTACTORS	NOTE A	NOTE B	27	NO	A–E
2	LOAD POWER TO LIGHTING CIRCUITS	NOTE A	NOTE B	N/A	NO	A–D
3	CONTROL POWER (DEDICATED, 20A)	3	12	N/A	NO	C, D
4	SURGE PROTECTION DEVICE TO DISTRIBUTION PANEL	--	--	N/A	YES	D
5	SURGE PROTECTION DEVICE MONITORING	2	14	N/A	NO	C, D

R60-25-00_C

Notes:
A. Voltage and phasing per the notes on cover page
B. Calculate per load and voltage drop
C. All conduit diameters per code.
D. Refer to Control and Monitoring System Installation Instructions for more details on equipment information and the installation requirements.
E. Contact Musco if maximum wire length from circuit breaker to contactor exceeds value shown in chart.

IMPORTANT: Control (3) and monitoring (5) wiring must be in separate conduits from line and load power wiring (1,2).

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CUP 12000

Form: T-5030-1

SWITCHING SCHEDULE

Field Type	Zones	Zone Description
Soccer	1	Intermural Field

CONTROL POWER CONSUMPTION	
120V Single Phase	
VA loading of Musco Supplied Equipment	INRUSH: 1065.0
	SEALED: 189.0

BALLAST SPECIFICATIONS .90 Minimum Power Factor	VOLTAGE: 480v			THREE PHASE			
BALLAST OPERATING VOLTAGE	208	220	240	277	347	380	480
1500 Watt Metal Halide Lamp Operating line amperage per fixture, maximum	8.6	7.7	7.5	6.5	5.1	0.0	3.7
1000 Watt Metal Halide Lamp Operating line amperage per fixture, maximum	6.5	5.8	5.8	4.9	4.0	0.0	2.9

CIRCUIT SUMMARY BY ZONE

POLE	CIRCUIT DESCRIPTION	# OF FIXTURES	FULL LOAD AMPS	CONTACTOR SIZE (AMPS)	CONTACTOR ID	ZONE
S1	Intermural Field	11	29.6	30	C1	1
S2	Intermural Field	11	29.6	30	C2	1
S3	Intermural Field	11	29.6	30	C3	1
S4	Intermural Field	11	29.6	30	C4	1

Form: T-5030-1

Control System Summary

PANEL SUMMARY

CABINET #	CONTROL MODULE LOCATION	CONTACTOR ID	CIRCUIT DESCRIPTION	FULL LOAD AMPS	DISTRIBUTION PANEL ID (BY OTHERS)	CIRCUIT BREAKER POSITION (BY OTHERS)
1	1	C1	Pole S1	29.60		
1	1	C2	Pole S2	29.60		
1	1	C3	Pole S3	29.60		
1	1	C4	Pole S4	29.60		

ZONE SCHEDULE

			CIRCUIT DESCRIPTION	
ZONE	SELECTOR SWITCH	ZONE DESCRIPTION	POLE ID	CONTACTOR ID
Zone 1	1	Intermural Field	S1	C1
			S2	C2
			S3	C3
			S4	C4

CUP 1 2 0 0 0 0 7

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Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Planning Division Staff Report

File Number	CUP12-00007 & CVA12-00008
Applicant	Boise State University
Property Address	North of Belmont Street between Oakland and Lincoln Avenue
Public Hearing Date	May 7, 2012
Heard by	Planning and Zoning Commission
Analyst	Joshua Johnson
Reviewed by	Cody Riddle

Public Notification

Neighborhood meeting conducted: January 25, 2012
Newspaper notification published on: March 17, 2012
Radius notices mailed to properties within 300 feet on: March 16, 2012
Staff posted notice on site on: March 16, 2012

Table of Contents

Exhibits

Public Works Comments
Fire Department Comments
ACHD Comments
Drainage District Comments
Public Comments

1. Project Data and Facts

Project Data	
Applicant	Boise State University
Architect/Representative	Matthew Adams / The Land Group
Location of Property	1031 S. Lincoln Avenue
Size of Property	± 2.8 Acres
Zoning	U (University District), R-3D (Multi-Family Residential with Design Review), and R-2 (Combined Residential)
Comprehensive Plan Designation	BSU Master Plan and Compact
Planning Area	Southeast and Downtown
Neighborhood Association/Contact	Southeast (Brian McDevitt867-5224)
Procedure	Planning and Zoning Commission decision that can be appealed to City Council.

Current Land Use/Site Characteristics
The site contains one vacant home and one occupied home with the remainder of the project area consisting of scraped former home sites.

Description of Applicant's Request
The applicant is seeking entitlement for an athletic field with 70' tall field lights and a variance for a black vinyl chain link fence 8' in height.

2. Land Use

Description and Character of Surrounding Area
The subject property is located between the BSU campus and an established residential neighborhood.

Adjacent Land Uses and Zoning

North:	University Christian Church / U
South:	BSU Student Housing (under construction) / U
East:	BSU Parking Garage / U
West:	Residential / R-2

History of Previous Actions
CAR09-00018, CUP09-00074, and CVA09-00039- Approved project for student housing units. The northern part of the subject property was to include a public plaza, community center, and a small retail space.

3. Project Proposal

Setbacks

Yard	Required	Proposed for Building	Proposed for Parking
Lincoln Avenue (Front)	0' (bldg.) 0' (prkg.)	37’	N/A
Front (Belmont)	0' (bldg.) 0' (prkg.)	N/A	N/A
Front (Oakland)	20' (bldg.) 20' (prkg.)	*17’	N/A
Side (South)	20' (bldg.) 20' (prkg.)	100’+	N/A

*Addressed through conditions of approval

4. Zoning Ordinance

Section	Description
11-04-04.03	Purpose of the R-2 District Classification
11-04-04.04	Purpose of the R-3 District Classification
11-04-11.02	Purpose of “U” District
11-06-04	Conditional Use Permits
	Variances
11-10-01	Off-Street Parking Requirements

5. Comprehensive Plan

CHAPTER	PRINCIPLES
CHAPTER 2 -CITYWIDE VISION AND POLICIES	Culture, Education, Arts and History-9.3 Culture, Education, Arts and History-10 Connected Community Goal-2
CHAPTER 3-COMMUNITY STRUCTURE AND DESIGN	General Design Principle-N.5 Infill Design Principle-N.1
CHAPTER 4- PLANNING AREA POLICIES	Southeast-Neighborhood Character-2.3

6. Transportation Data

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Lincoln Avenue	400-feet	Collector	263	Better than "D"	Better than "D"
Oakland Avenue	300-feet	Local	N/A	N/A	N/A
Belmont Street	270-feet	Private	N/A	N/A	N/A

* Acceptable level of service for a three-lane collector is "D" (530 VPH).

7. Analysis/Findings

Boise State University (BSU) is requesting approval of a recreational field that will be used for intramural sports that includes a height exception for 70' tall field lights. A variance for an eight foot fence is also included. A previous approval for student housing, that took place in 2009, showed that the northern part of the subject property was to contain a community center, public plaza, and retail space to support the housing project. Currently there is a vacant house on the subject property and many of the other lots have been scraped. Staff has some concerns with the project that are discussed in detail throughout the report. In general, the idea behind the BSU 2005 Master Plan and the zoning ordinance created by the school for their "U" zone was to locate less intense uses at the boundary of the campus. This project places an intramural field to be used some nights until midnight with seventy foot tall lights and seating for 500 people at the edge of the campus across a local street from an establish neighborhood. Staff has attempted to condition this project to minimize its impacts on the residential neighborhood to the west. Comments received from nearby neighbors echo these concerns and are included as attachments for staff's report.

Portions of the site are zoned R-2 and R-3 where open fences are limited to four feet in height within the front setback. Parks and recreation centers are conditionally allowed uses in residential zones. The applicant would like an eight foot tall fence to help protect the field and to further control errant balls. There is also a set of bleachers along the eastern property boundary designed to accommodate 500 people, bathroom facilities, and a storage building. A schedule of intended events was provided by the applicant. Staff has some concerns as on Wednesday and Thursday nights lacrosse practice is schedule from 10pm to 12am. The proposed field is located within close proximity to an existing residential neighborhood. To this end staff is suggesting that events only be scheduled from 8am until 10pm. Also during some of the summer months an end time of 11pm is stated for venue rentals. This brings up a concern related to parking. It could be argued that student events shouldn't need parking.

When the facility is rented out, customers are unlikely to pay to park in nearby garage and will likely spill out into the adjacent neighborhood. Staff is recommending that the University provide free parking for customers renting out the field in the adjacent garage. As designed, the field contains no public address system. Any kind of amplified noise would be inappropriate for this location. This has also been included as a recommended condition of approval.

The application calls for 70' tall lights that provide an average brightness of 50 lumens. Taller poles allow the lights to be more directional and downward facing. To achieve the same level of brightness with shorter poles would require a more horizontal fixture that would cause light to spill out of the site. Staff feels the lights will present a similar impact as a middle school or school located near a residential neighborhood. The limited hours of operation should mitigate the impacts to nearby neighbors. The lights require a conditional use permit because of the height. The unusual circumstance is that there is no City zoning that allows a 70' tall structure. Any athletic field in any zone would need a height exception.

The eight foot tall fence requires a variance. Fences are normally restricted to six feet in height within residential neighborhoods. This is to prevent closed off residential yards and promote a sense of community while allowing a measure of privacy. The athletic field desires a taller fence so that game balls will not go into the street. They propose a fence that is black powder coated material. This will look more professional than a bare metal fence. Staff is supportive of this variance as this is an open fence that has a specific function related to its use. Also, it is at the edge of a neighborhood and will not close off the views of nearby homes.

FINDINGS

Section 11-06-04.13 Criteria and Findings
The Commission, following the procedures outlined below, may approve a conditional use permit when the evidence presented at the hearing is such as to establish:

A. That the proposed use is compatible to other uses in the general neighborhood.

The intramural field is compatible with surrounding uses. The field is meant to serve university students and will be an amenity to the campus. With conditions of approval the field can be compatible with residential uses to the west. Hours of operation must be more limited than the applicant's proposal of 12am. The field should be operated no later than 10pm, similar to a middle school or high school athletic field. Staff's other concern is for parking related to the rental of the field. When the facility is rented it changes the character of the use. Instead of an intramural field accessory to the University now the facility takes on the character similar to a commercial business. No parking is provided on the site, which is justifiable for students and faculty users. Staff is recommending that when the facility is rented that BSU provided free parking passes to the adjacent garage to prevent on street parking in the residential neighborhood.

The requested lights do present some compatibility issues for the neighborhood. To avoid horizontal light spillage it is necessary to increase the height of these types of lights. If they were brought down to the residential limit of 35' they would have to shine more laterally effectively creating more light pollution for the surrounding area. The lights are compatible with community standards for a field associated with a middle school or high school when hours of operation are limited. Staff feels that the project can coexist with the neighborhood if the lights are limited in their operation from 8am to 10pm.

B. That the proposed use will not place an undue burden on transportation and other public facilities in the vicinity.

In a letter dated March 14, 2012, ACHD stated that the proposed use will not generate any additional vehicle trips as it is ancillary to the University. This is true for the intramural aspect of the project, but does not take into account when the facility is rented out during summer months. Staff contacted highway district staff who stated that daily traffic for the field, when rented, will be approximately 71 vehicle trips. Six foot detached sidewalks with eight foot planter strips are proposed along all public street frontages. This meets the requirements of the "U" zoning district and ACHD policy.

The project has an existing alley that runs north to south through the site. It is the applicant's intent to vacate this alley for the project. The Highway District has stated that they are waiting for BSU to develop a Master Circulation Plan that details all future street and alley vacations for the campus. This plan is currently being developed by the University. Staff recommends any construction be contingent upon the alley being vacated.

In a memo dated February 2, 2012, Public Works stated that the project would need to protect an existing sewer easement and that the restrooms must connect to City sewer. The applicant will need to coordinate with the City's sanitary sewer department prior to any site grading.

The Drainage District's letter from February 21, 2012, stated that prior to issuance of a permit a drainage plan must be reviewed and approved by the City's Public Works department.

In a memo dated January 6, 2012, the Fire Department responded with standard conditions of approval.

No other public agencies have commented on this application.

C. That the site is large enough to accommodate the proposed use and all yards, open spaces, pathways, walls and fences, parking, loading, landscaping and such other features as are required by this title.

With conditions of approval, the site is large enough to accommodate the proposed use. Buildings must be setback 20' from the campus boundary, which is determined by ownership. All of buildings obey this standard. The bleachers are located on the side of the site closest to the campus, so they can be placed along the property line. University parking is examined throughout the campus as a whole. This project has an advantage as there is a parking garage directly across the street. It is also important to note that the primary users of this facility will be students who are already on campus for classes and will most likely be parked within walking distance of the field. When the facility is rented out the staff is recommending that the applicant be required to provide parking to customers in the adjacent garage. This will prevent overflow parking from spilling into the neighborhood. The applicant has provided a perimeter landscape buffer in the form of street trees within a landscape strip for detached sidewalks. This matches the landscape standards of the "U" zone. However, there is substantially more landscaping provided along the Lincoln Avenue side interior to the University. Since this project abuts a residential neighborhood the denser landscaping should be placed along the Oakland Street edge of the project. Staff is recommending that landscaping along the Oakland Street portion of the project match the number and type of plantings that are presented along the eastern boundary.

D. That the proposed use, if it complies with all conditions imposed, will not adversely affect other property of the vicinity.

The intramural field will not negatively impact the surrounding neighborhood. Staff is recommending that hours of operation be limited based on the requested lights. This will also limit noise impacts to protect the residential neighborhood to the west. Also, there is no public address system as part of the application. Vehicles should not travel through the existing residential neighborhood. Traffic will mainly arrive to the site from University, Lincoln, and Oakland Street. Trips are expected to come from major streets like Beacon and Broadway. While access from Boise Avenue is possible, the route is not direct and requires many turning movements. This type of street layout usually discourages cut-through traffic and should protect the neighborhood.

The lights create the impact that is of greatest concern. The applicant's desire to operate them until midnight is unrealistic given the project's proximity to residences. By limiting hours of operation from 8am to 10pm this brings the field more in line with community standards for high school and middle school fields that are in or near neighborhoods.

E. That the proposed use is in compliance with and supports the goals and objectives of the Comprehensive Plan.

The proposed use is supported by the general goals, objectives and policies of the Comprehensive Plan.

By limiting hours of operation, staff feels that the intramural field will provide an appropriate transition to the neighborhood. (*CE9.3*) Also, requiring that the University provide parking when the facility is rented out will help protect the neighborhood from excessive on street parking. (*SE-NC 2.4*) The site design is for detached sidewalks with street trees. This creates a pedestrian oriented streetscape in conformance with *GDP-N.5*. The site is served by University, Lincoln and Oakland Streets. These larger streets will bring students to the site without having to travel through the nearby neighborhood. Access from Boise Avenue is hindered by the street system. This should prevent excessive traffic from traveling through the neighborhood. (*Goal CC2*) The primary impact of the lights is their night time use. With limited hours of operation, the field provides a good transition to the neighborhood. (*CE9.3*)

Section 11-06-11.04 Criteria and Findings
The Commission, following the procedures outlined below, may approve a variance when the evidence presented at the hearing is such as to establish:

A. That the granting of the variance will not be in conflict with the spirit and intent of the Comprehensive General Plan for the City, and will not effect a change in zoning;

The granting of the variance will not be in conflict with the spirit and intent of the Comprehensive Plan and will not affect a change in zoning. The request for additional fence height will have negligible impact compared to the overall intramural use and will help to contain sports balls on site. (*IDP-N.1*) A good intramural field that can achieve compatibility with adjacent uses is a benefit to the university and the community at large. (*Goal CEA10*)

B. That there is either a hardship associated with the property itself or an exceptional circumstance relating to the intended use of the property which is not generally applicable to property or permitted uses in the district.

There is a hardship associated with the eight foot fence variance. The fence will serve a sports field that is bordered on three sides by public streets. It is necessary to help reduce conflicts between sports activities and automobiles. The fence also presents an unusual circumstance in that they are normally limited to create livable neighborhoods and commercial developments. This use is a dedicated sports field bordered by public streets. Also, the street trees will grow taller than the fence within a few years. This will provide a measure of screening from the public right-of-way.

C. The granting of such relief will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements of other property owners, or the quiet enjoyment of such property or improvement.

The variance will not be materially detrimental to public health, safety or welfare and will not be injurious to surrounding property owners. If the project is approved some sort of fence will be a component of the application. An eight foot open fence leaves the site somewhat open, while preventing conflicts between sports activities and the neighborhood. Also, street trees will help to visually obscure the fence. This will help to minimize the impact of the additional height. The fence is located outside of the clear vision triangles.

8. Recommended Conditions of Approval

Site Specific

1. Compliance with plans and specifications submitted to and on file in the Planning and Development Services Department dated received **January 31, 2012** except as expressly modified by Staff or the following conditions:

2. Events at the field and operation of the lights shall be limited to hours of operation of 8am to 10pm.

3. A Public Address system is not part of this approval.

4. The alley shall be vacated prior to any installation of features associated with the intramural field.

5. The maintenance building shall be located at least 20' from the public right-of-way.

6. When the facility is rented out, free parking shall be provided to customers at the adjacent parking garage.

7. Landscaping along the Oakland Street boundary of the project shall match the design of landscaping along the Lincoln Street boundary to provide more screening for the residential neighborhood.

8. The applicant shall comply with the ACHD letter dated **March 14, 2012**.

9. The applicant shall comply with any conditions of the Boise Fire Department from the memo dated **February 6, 2012**. Any deviation from this plan is subject to fire department approval. For additional information, contact Romeo Gervais at 208-384-3967.

10. The applicant shall comply with the requirements of the Boise City Public Works Department (BCPW) for drainage, sewers, street lights and subdivisions per Department comments dated **February 2, 2012.** Please contact BCPW at 208-384-3900. All items required by BCPW shall be included on the plans/specifications that are submitted for a

Building Permit. Please note that any changes or modifications by the owner to the approved plans must be submitted to the Public Works Department for approval.

11. The applicant shall comply with all conditions within the Drainage District letter dated **February 21, 2012**.

Standard Conditions of Approval

12. Building Permit approval is contingent upon the determination that the site is in conformance with the Boise City Subdivision Ordinance. Contact the Planning and Development Services, Subdivision Section at 208-384-3998 regarding questions pertaining to this condition.

13. Vision Triangles as defined under Section 11-1-3 and Section 11-10-4.4G of the Boise City Code shall remain clear of sight obstructions.

14. All signs will require approval from the Planning and Development Services Department prior to installation.

15. Utility services shall be installed underground.

16. No change in the terms and conditions of this approval shall be valid unless in writing and signed by the applicant or his authorized representative and an authorized representative of Boise City. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon Boise City.

17. Any change by the applicant in the planned use of the property, which is the subject of this application, shall require the applicant to comply with all rules, regulations, ordinances, plans, or other regulatory and legal restrictions in force at the time the applicant, or successors of interest, advise Boise City of intent to change the planned use of the property described herein, unless a variance in said requirements or other legal relief is granted pursuant to the law in effect at the time the change in use is sought.

18. Failure to abide by any condition of this permit shall be grounds for revocation by the Boise City Planning and Zoning Commission.

19. This Permit shall be valid for a period not to exceed two (2) years from the date of approval by the Planning and Zoning Commission. Within this period, the holder of the permit must commence the use permitted by the permits in accordance with the conditions of approval.

20. Prior to the expiration of this permit, the Commission may, upon written request by the holder, grant a two-year time extension. A maximum of two (2) extensions may be granted.

BOISE CITY PUBLIC WORKS DEPARTMENT

DEPARTMENT CORRESPONDENCE

Date: February 2, 2012

To: Boise City Planning & Zoning

Re: CUP 12-00007; North of Belmont between Oakland & Lincoln

CONDITIONS OF APPROVAL

SEWER CONDITIONS – MIKE SHEPPARD (384-3920)

Protect existing sewer and easement in place. Contact Public Works during the final design phase to coordinate any sewer main relocation, if required. Restroom will be required to be connected to City Sewer.

Prior to granting of final sewer construction plan approval, all requirements by Boise City Planning and Development Services must be met.

DRAINAGE / STORM WATER CONDITIONS – BRIAN MURPHY (384-3752)

No comment.

STREET LIGHT CONDITIONS – MIKE HEDGE (388-4719)

All public street lighting shall be located and constructed per Boise City Street Light Placement Policy and Installation Standards.

PERSON MAKING OTHER COMMENTS –

OTHER COMMENTS –

PUBLIC WORKS REPRESENTATIVE

PUBLIC WORKS REPRESENTATIVE

cc: Applicant

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Dennis Doan
Chief

City Hall West
333 N. Mark Stall Place
Boise, Idaho 83704-0644

Phone
208/570-6500

Fax
208/570-6586

TDD/TTY
800/377-3529

Web
www.cityofboise.org/fire

Fire Department

February 6, 2012

Josh Johnson
PDS – Current Planning

Re: Conditional Use Application – BSU Recreation Field; CUP12-00007
1031 S. Lincoln Ave.

Dear Josh,

This is a conditional use application to construct a new intramural recreation field.

The Boise Fire Department has reviewed and can approve the application subject to compliance with all of the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the International Fire Code (IFC) as adopted and amended by Ordinance 6308.

Comments:
1. None.

General Requirement:
Specific building construction requirements of the International Building Code and International Fire Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Please feel free to have the applicant contact Romeo Gervais at 570-6567 if they have any questions.

Regards,

Romeo P. Gervais, P.E.
Deputy Chief – Fire Marshal
Boise Fire Department

44

Date: March 14, 2012

To: Aaron Whitman (sent via email)
Boise State University: A&E
1910 University Drive
Boise, ID 83725

Subject: CUP12-00007
1031 S. Lincoln Avenue

On March 14, 2012 the Ada County Highway District Staff acted on your application for the above referenced project. The attached report lists site-specific requirements, conditions of approval and street improvements, which are required.

If you have any questions, please feel free to contact me at (208) 387-6174.

Sincerely,

Jarom Wagoner
Planner II
Development Services
Ada County Highway District

CC: Project file
City of Boise
Matthew Adams, The Land Group (sent via email)

Project/File: **CUP12-00007**
This is a conditional-use application to construct a recreation/intramural sports field for Boise State University. The site is located at 1031 S. Lincoln Avenue in Boise, Idaho.

Lead Agency: City of Boise

Site address: 1031 S. Lincoln Avenue

Staff Approval: March 14, 2012

Applicant: Aaron Whitman
Boise State University: A&E
1910 University Drive
Boise, ID 83725

Representative: Matthew Adams
The Land Group, Inc.
462 E. Shore Drive, Suite 100
Eagle, ID 83616

Staff Contact: Jarom Wagoner
Phone: 387-6174
E-mail: jwagoner@achdidaho.org

Tech Review: March 8, 2012

A. Findings of Fact

1. **Description of Application:** The applicant is requesting to construct a recreation/intramural sports field on approximately 2.8 acres. The applicant is proposing to also construct restroom facilities and a maintenance storage building on-site. The field will be used by Boise State University students for various intramural sporting activities.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Boise State University	U
South	Boise State University	U
East	Boise State University	U
West	Combined Residential	R-2

3. **Site History:** ACHD has not previously reviewed this site for a development application.

4. **Impact Fees:** There will be no impact fee due for this proposed land use as there is no projected increase in traffic impact to the ACHD system.

5. **Capital Improvements Plan (CIP)/Five Year Work Plan (FYWP):**
There are currently no roadways, bridges or intersections in the general vicinity of the project that are currently in the Five Year Work Program or the District's Capital Improvement Plan (CIP).

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate no additional vehicle trips per day (57 existing); no additional vehicle trips per hour in the PM peak hour (6 existing), due to the fact that the proposed use is ancillary to the University.

2. **Condition of Area Roadways**
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Lincoln Avenue	400-feet	Collector	263	Better than "D"	Better than "D"
Oakland Avenue	300-feet	Local	N/A	N/A	N/A
Belmont Street	270-feet	Private	N/A	N/A	N/A

* Acceptable level of service for a three-lane collector is "D" (530 VPH).

3. **Average Daily Traffic Count (VDT)**
Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for Lincoln Avenue south of University Drive was 6,421 on November 11, 2008.

C. Findings for Consideration

1. Lincoln Avenue

a. Existing Conditions: Lincoln Avenue is improved with 3 travel lanes, vertical curb, gutter, and 5-foot wide sidewalk abutting the site. There is 66 feet of right-of-way for Lincoln Avenue (33 feet from centerline).

b. Policy:
Collector Street Policy: District Policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District Policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District Policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Sidewalk Policy: District Policy 7206.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

Appropriate easements shall be provided if public sidewalks are placed out of the right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

c. **Applicant Proposal:** The applicant is proposing to construct vertical curb, gutter, a 6-foot wide planter strip and an 8-foot wide sidewalk on Lincoln Avenue, abutting the site.

d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved as proposed. The applicant should provide the District with an easement for any portion of sidewalk outside of the right-of-way.

2. Oakland Avenue

a. **Existing Conditions:** Oakland Avenue is improved with 2 travel lanes, rolled curb, gutter, and 4-foot wide sidewalk abutting the site. There is 58 feet of right-of-way for Oakland Avenue (33 feet from centerline).

b. **Policy:**

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 50-feet wide and that the standard street section shall be 36-feet (back-of-curb to back-of-curb). The District will consider the utilization of a street width less than 36-feet with written fire department approval.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the

parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

Appropriate easements shall be provided if public sidewalks are placed out of the right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

c. Applicant's Proposal: The applicant is not proposing any changes to Oakland Avenue.

d. Staff Comments/Recommendations: The applicant should be required to replace any deteriorated or deficient sidewalk, curb, gutter or pedestrian facilities along Oakland Avenue abutting the site, consistent with ACHD's Minor Improvement Policy 7203.3.

3. Alleys

a. **Existing Conditions:** There is an existing 14-foot wide alley right-of-way in the center of the site, extending the entire length of the site running from north to south.

b. Policy:

Existing Alley Policy: District Policy 7210.2 states that if a proposed development abuts an existing alley, the dedication of additional right-of-way to obtain a minimum width from the centerline of the alley of 8-feet for residential uses and 10-feet for non-residential or commercial uses may be required. Each development will be reviewed by the District on a case-by-case basis. If the proposed development takes access from an alley, the developer will be required to pave the entire width of the right-of-way from the nearest public street to and abutting the development.

Vacations of Alleys Policy: District Policy 7210.3.6 states that vacations of alley right-of-way are discouraged and shall not result in dead-end alleys.

c. Applicant Proposal: While the applicant has not specifically proposed to vacate the existing alley right-of-way, it can be assumed that this is their proposal due to the site design and layout of the project.

d. Staff Comments/Recommendations: In August of 2010 the ACHD Commission approved Resolution No. 954, Right-of-Way and Property Exchange Agreement Between Ada County Highway District and Boise State University. The agreement outlines the process and procedure for the vacation of right-of-way within Boise State University's main campus area. The agreement noted items to be completed by Boise State University including a provision that Boise State University will make no application to vacate public rights-of-way until such time as they have developed a Master Circulation Plan for its existing campus and its planned campus and such plan has been approved by ACHD.

Once the circulation plan has been submitted for review, the applicant should then begin the process of submitting a separate application to vacate the existing alley right-of-way.

This comprehensive circulation plan should include pedestrians, bikes, vehicles and transit and will require review and approval by ACHD and Boise City. The plan should demonstrate a clear vision for the future plans of the University Campus and the impacts to public streets.

Boise State University submitted the Master Circulation Plan to ACHD for review March 5, 2012.

4. Driveways

4.1 Lincoln Avenue

a. Existing Conditions: There are two driveways onto Lincoln Avenue from the site. They are located as follows:

- 20-foot wide driveway located approximately 200 feet south of the intersection of Lincoln Avenue and University Drive.
- 20-foot wide driveway located approximately 270 feet south of the intersection of Lincoln Avenue and University Drive.

b. Policy:

Access Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

Driveway Location Policy: District Policy 7206.4.3 requires driveways located on collector roadways near a signalized intersection to be located outside the area of influence; OR a minimum of 440-feet from the signalized intersection for a full-access driveway and a minimum of 220-feet from the signalized intersection for a right-in/right-out only driveway. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway

Successive Driveways: District Policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 20 MPH and daily traffic volumes greater than 200 VTD to align or offset a minimum of 245-feet from any existing or proposed driveway.

Driveway Width Policy: District Policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

c. Applicant's Proposal: The applicant is proposing to close both driveways on Lincoln Avenue and replace them with curb, gutter, and sidewalk.

d. Staff Comments/Recommendations: The applicant's proposal meets District Driveway Policy and should be approved, as proposed.

4.2 Oakland Avenue

a. Existing Conditions: There are 4 driveways onto Oakland Avenue from the site. They are located as follows:

- 12-foot wide driveway located approximately 165 feet north of the intersection of Oakland Avenue and Belmont Street.
- 16-foot wide driveway located approximately 200 feet north of the intersection of Oakland Avenue and Belmont Street.
- 24-foot wide driveway located approximately 280 feet north of the intersection of Oakland Avenue and Belmont Street.
- 18-foot wide driveway located approximately 360 feet north of the intersection of Oakland Avenue and Belmont Street.

b. Policy:

Driveway Location Policy: District Policy 7207.4.1 requires driveways located near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest street intersection.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District Policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District Policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

c. Applicant's Proposal: The applicant is proposing to close all 4 driveways on Oakland Avenue and replace them with curb, gutter and sidewalk.

d. Staff Comments/Recommendations: The applicant's proposal meets District Driveway Policy and should be approved, as proposed.

5. Belmont Street

a. Private Road Policy: District Policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

- Designed to discourage through traffic between two public streets,
- Graded to drain away from the public street intersection, and
- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

b. Applicant Proposal: The applicant is proposing to reconfigure Belmont Street by constructing vertical curb, gutter, a 6-foot planter strip, and a 5-foot wide sidewalk abutting the site.

c. Staff Comments/Recommendations: This segment of Belmont Street was vacated by the ACHD Commission in August of 2010 by Resolution No. 944 and 954. The roadway is paved and meets District Private Road Policy.

6. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

7. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

8. Other Access

Lincoln Avenue is classified as a collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to this roadway.

D. Site-Specific Conditions of Approval

1. Construct vertical curb, gutter, a 6-foot wide planter strip and an 8-foot wide sidewalk on Lincoln Avenue, abutting the site. Provide the District with a sidewalk easement for any portion of sidewalk located outside of the right-of-way.

2. As required under ACHD Resolution No. 954 prior to any construction on-site and after the Master Circulation Plan has been submitted for review, the applicant should submit a vacation application to vacate the existing alley right-of-way. This is a separate application and approval process.

OR

Re-design the site to incorporate the existing 14-foot alley right-of-way.

3. Replace the two 20-foot wide driveways on Lincoln Avenue located 200 and 270 feet south of the intersection of Lincoln Avenue and University Drive with vertical curb, gutter, 6-foot planter strip, and 8-foot sidewalk to match the proposed improvements on either side.

4. Replace the 12-foot wide driveway on Oakland Avenue located 165 feet north of the intersection of Oakland Avenue and Belmont Street with curb, gutter and 4-foot wide sidewalk to match the existing improvements on either side.

5. Replace the 16-foot wide driveway on Oakland Avenue located 200 feet north of the intersection of Oakland Avenue and Belmont Street with curb, gutter and 4-foot wide sidewalk to match the existing improvements on either side.

6. Replace the 24-foot wide driveway on Oakland Avenue located 280 feet north of the intersection of Oakland Avenue and Belmont Street with curb, gutter and 4-foot wide sidewalk to match the existing improvements on either side.

7. Replace the 18-foot wide driveway on Oakland Avenue located 360 feet north of the intersection of Oakland Avenue and Belmont Street with curb, gutter and 4-foot wide sidewalk to match the existing improvements on either side.

8. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way.

2. Private sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.

5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.

6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

ELAM & BURKE
ATTORNEYS AT LAW

RYAN P. ARMBRUSTER

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844
E-mail rpa@elamburke.com

February 21, 2012

BOISE CITY PLANNING & DEVELOPMENT DEPARTMENT
150 North Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

RE: CUP12-00007
Boise State University
Generally located between Oakland and Lincoln, north of Belmont

Ladies and Gentlemen:

The above-referenced Conditional Use Application to construct a University recreation/intramural sports field located at the above-referenced location has been received in this office. This law firm represents the interests of Ada County Drainage District No. 3 (the "District"). The project site lies within the District's boundaries.

Prior to the issuance of a permit, a drainage plan must be submitted and approved by the District, as well as the Boise City Public Works Department, on the project generally located between Oakland and Lincoln, north of Belmont.

The District is responsible for ensuring that its system complies with conditions of a National Pollution Discharge Elimination System ("NPDES") permit issued by the Environmental Protection Agency to the District and other co-permittees, with regard to the quality of storm water runoff.

Approval of any proposed development is based upon the following conditions. Any proposed development must meet the storm water requirements of the Ada County Highway District ("ACHD") (if proposal is for a residential subdivision), or Boise City (if the proposal is for commercial, industrial, multi-family housing, or residential with private streets). This includes any and all requirements pertaining to on-site water detention, water quality treatment, and operation and maintenance. The project may also require a permit from the United States

Army Corps of Engineers under their Section 404 permit program. If the work requires a permit from the Corps, the applicant will need to obtain their approval before starting work.

These requirements are outlined in the ACHD Policy Manual and the Boise City Storm Water Management and Discharge Control Ordinance, the Boise City Storm Water Design Standards Manual, and the Boise City Operation and Maintenance Guidance document.

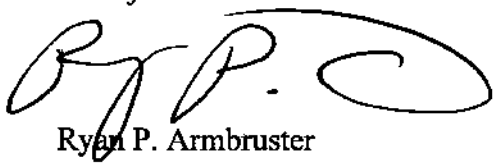
The objectives of these requirements are to adequately control the quantity and quality of storm water runoff into the District's system and public waters. Compliance with these requirements will also address discharge limitations of "no net increase" in sediment and bacteria, required by the Lower Boise River Total Maximum Daily Load and the Idaho Department of Environmental Quality's "no net increase" policy.

Additionally, the District must be notified of any conditions that result in a significant change to the quantity or quality of the storm water runoff from this site.

If you have any questions or comment concerning the above, please feel free to contact me. Thank you for your assistance.

Very truly yours,

ELAM & BURKE
A Professional Association



Ryan P. Armbruster

RPA/ksk

c: Matthew Adams, The Land Group, Inc.
Aaron Whiteman, BSU A&E
District Commissioners
Steve Sweet
Dean Callen

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To whom it may concern:

My name is Jordan Valenti and I am a current student, intramural and club sport athlete, and an organizational leader at Boise State University. In addition to this, I live in the neighborhood adjacent to the new proposed intramural sports field proposed to be placed on the intersection of Belmont and Oakland. Although it seems given my opening statement that I would benefit from this investment, but I feel quite the opposite to be true. **I am in opposition** of this project for a number of reasons. First, I feel the developers made a cheap design during a time of budget cuts and not expecting anyone to notice the only 8 trees which line the neighborhood side of the field in comparison to the 33 I believe on the side facing the Lincoln parking garage. Secondly, the giant walkway between the field and adjacent house making our neighborhood an even larger shortcut to the school which **will** cause an increase in foot traffic, trash, and parking issues. This last point brings me to my third discrepancy, the parking situation. Our neighborhood is already hard to park in with people constantly scouring the few streets in the square mile surrounding the campus with no residential parking restrictions and some of the closest general BSU parking. This already presents an issue as I rarely am able to have friends with vehicles over because it is impossible to find a place to park, and this would only be expedited if this project were to go through, especially with activities lasting as long as they do. My fourth concern is the noise levels. This field is slated to be in use until midnight (12am) Monday through Friday which not only violates the 10pm noise ordinance, but greatly inconveniences neighbors such as myself and other normal 8 – 5 workers or those who must rise even earlier than that. However, activity will stop at 10pm on Saturday and Sundays. (I'm not sure why they need to stop this early on the weekends) Additionally, the plan shows bleachers on the Lincoln Ave side projecting **toward** the neighborhood which seems counterintuitive as the noise from any person speaking and most likely yelling or cheering in a loud fashion will amplify and project into the neighborhood. My last point and by no means the least relevant are the **70 foot light poles**. As both an athlete and a science student, I understand the lights would need to be this tall to provide adequate lighting to the field in a way that did not affect play. However, I strongly disagree with the statement that this would not cause glare or any other inconvenience to the surrounding neighbors. Having played under lights countless times throughout my life, I know this is not the case.

In the previous paragraph I summed up **five** reasons I **strongly disagree** with the new proposed athletic field. I do, however, have a feasible solution which will not only please the neighborhood residents, but BSU club and intramural athletes, BSU Recreation Center staff, and countless others. Boise State currently has a recreation intramural field which lies between the Student Union Building (SUB) and the Appleton Tennis Complex. This field currently is of low quality possessing a number of potholes, areas with dying grass, and areas with no grass at all rendering it unusable for nearly 4 months (early/mid November to late February) each year for regrowth. This field also is under control of the Student Recreation Center, a facility that is just keeping afloat financially and is currently exploring the idea of renting out this field for home game tailgating in the fall, but staff are worried about further damaging the field.

My contention is that Boise State allocates funds to turn this ragtag field into a **turf** intramural sports field. This would solve nearly every problem myself and others in opposition of the project have

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raised. Allow me to elaborate. If BSU were to replace the existing grass with a turf field including proper draining for water runoff, bleachers spanning the length of both sidelines, and lights for night games the positive impact this would have is enormous. With this set in place, the Rec Center could use the field as a tailgating venue without damaging the field for student use. The Rec Center currently pays employees to paint lines on the field for different events (soccer, lacrosse etc) which could be permanently imprinted in the turf saving at least $200 a semester. The new field would be usable for all 12 months out of the year creating potential for a winter sports camp or other intramural sports being offered without a time lapse. These three facts alone would boost the Rec Center's revenue and allow them to profit substantially. ***But how do the students benefit from this?*** With a lighting system in place, intramurals could run later into the evening/night allowing for more games to take place in a shorter time span with the possibility of more intramural events being offered. Students as well as club sports would have a much better field to play on and it would be in closer proximity to dorms and campus life. Additionally, it would be within Boise State so the noise would not be a factor to the surrounding neighborhood. Lastly, it will increase the marketability of Boise State to prospective students as it is the optimal location in proximity to New Student and Family Programs which deals with ALL new students as well as the admissions department, both of which have a clear view of it from their respective offices in the SUB.

This option that I have proposed is one that is greatly favored by the student population, and I would be willing to introduce this topic at the ASBSU Student Assembly meeting to gather further student opinion if this is requested. I hope this reaches those it needs to, and for any supplementary questions or comments, please email myself, Jordan Valenti, at jordanvalenti@u.boisestate.edu

Jordan Valenti

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Written testimony regarding CUP12-00007 and CVA12-00008/Boise State University

From: Christine Gleason and Timothy Gleason
Address: 1816 W Potter Drive 344-1738

There are a number of issues we would encourage the Planning and Zoning board members to consider before approving this project as proposed. These areas of concern are pertinent to the well being and safety of the residential neighborhood on the west side of this project.

The neighborhood we live in is made up of working couples, families with small children, retired people, as well as student and non-student renters. As well as being close to the college, this area has close access to parks, greenbelt, downtown, library, museums, entertainment and restaurants, making it a desirable living location.

If this intramural field, as proposed, is built and the neighborhood is subject to lights, noise and parking/traffic congestion for many hours each day, especially late into the night, it will become a less desirable location for families, workers or retirees and/or owner residents. Losing the mix of residents will adversely affect the vibrancy of this neighborhood.

Areas of concern:

Lighting, hours and types of use:

The lighting of this field will allow activities to take place after dark and the "Projected Facility Use" document shows scheduled practices as late as 12AM.

The proposed continual use of this field on a daily basis, Monday through Sunday, often from 8AM until late at night, throughout the calendar year is incompatible with its location directly across the street from residences.

The proposal also includes rental of this field to other groups, especially on summer nights with those activities ending by 11PM.

This residential area is already subject to a high level of traffic and other university generated noise and activity during the school day and into early evening for night classes. However, most week nights, many weekend nights, and especially BSU school breaks offer a reprieve to residents, Lighting of this field and the proposed schedule would fill these formerly more quiet times with noise and traffic thus eliminating any "down" time for the area.

70-foot light poles

If allowed, these 70' light poles will rise higher than any other nearby structure. However, as height of light poles determines light drift, shorter lighted poles are not more desirable. Therefore an unlighted field at this site would be preferable. Glare and intrusive light from these banks of light, regardless of adherence to highest standards as set forth by the Institute of Lighting Engineers, will create increased light nuisance to the neighborhood. Lighting of field also allows it use into late night.

Landscaping and improvement plans

The Schematic Site Plan shows staggered planting of 20 trees on the Lincoln side across from the parking lot while only 8 are shown on the neighborhood (Oakland St. side) on a comparable length of planting strip. The Street Cross sections on the Landscape plan are shown for college side Belmont and Lincoln, but not residential Oakland Street.

While these oversights can be easily remedied, they appear another indication of lack of concern and consideration for nearby residents when the plans for this recreational field were developed.

Stadium seating

Bleacher seating for up to 500 spectators is included in plans. This number of fans at an event directly across from residential housing will certainly disrupt the lives of those living nearby.

In addition, the proposed bleachers are configured so the directionality of crowd noise is aimed towards the residential neighborhood.

Pathway

Site designs show a 12 foot wide landscaped pathway with sitting areas connecting Potter/Oakland both to a main field entrance as well as to the BSU campus.
This pathway would encourage convenient residential street parking along Oakland/Potter for athletes and fans using the recreational facility. In addition, the pathway would provide easy access to night time campus activities and the Student Recreation Center which is open daily until midnight. (After 5pm and weekends here are no parking restrictions on Potter/Oakland.)

In summary, many aspects of this design do not address the residential area on west side where homes are directly across the street from the proposed field.

Therefore, we recommend:

- Field lighting not be installed at this site and suggest that if needed be put instead on the athletic field adjacent to tennis courts and surrounded by BSU recreational facilities
- Additional plantings and noise abatement be added to Oakland-Potter side of field
- Access to the field be blocked on the residential side
- All entrances other than for maintenance be located on East side of field
- Elimination of the 12’ wide landscaped path connecting Oakland/Potter to the campus
- Clear guidelines and definitions for rental uses that address proximity of neighbors
- Eliminated or reduced and relocated bleacher seating

Thank you for your attention to our concerns.
Christine and Timothy Gleason

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